



CITY OF FOUNTAIN VALLEY

10200 SLATER AVENUE • FOUNTAIN VALLEY, CA 92708-4736 • (714) 593-4400, FAX: (714) 593-4498

September 26, 2005

Department of Housing and Community Development
P.O. Box 3044
Sacramento, CA 95812-3044

RE: Annual Report on the Status of the General Plan

Enclosed, please find the City of Fountain Valley Annual Report for fiscal year 2004-05. The submittal of this report is per the requirements set forth in Government Code Section 65400(b).

If you have any questions or concerns on this matter please contact me at (714) 593-4431.

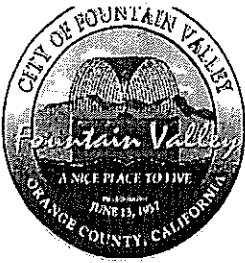
Sincerely,

CITY OF FOUNTIAN VALLEY

A handwritten signature in blue ink, appearing to read "S. Ayers", is written over the printed name.

Steven Ayers
Assistant Planner

Received
11-14-05
via
State Clearinghouse



CITY OF FOUNTAIN VALLEY

COUNCIL ACTION REQUEST

**To: Honorable Mayor and
Members of the City Council**

Agenda Date: September 20, 2005

**Subject: ANNUAL REPORT OF THE FOUNTAIN VALLEY PLANNING
COMMISSION AND THE PLANNING DEPARTMENT ACTIVITIES FOR
FY 2004-05**

EXECUTIVE SUMMARY:

Government Code Section 65400(b) requires that the Planning Commission provide an Annual Report to the City Council on the status of the Comprehensive General Plan and progress in its implementation. At its meeting of August 24, 2005, the Planning Commission approved the report and recommended that staff forwarded it to the City Council for its review and filing.

It is recommended that the City Council approve the report and direct staff to submit the report to the Office of Planning Research and the Department of Housing and Community Development.

DISCUSSION:

At its meeting of August 24, 2005, the Planning Commission reviewed the Annual Report and by unanimous vote, recommended approval of the report as presented and recommended transmission of the report to the City Council for its review and filing. The Annual Report provides a status of the Community's General Plan and outlines the activities of the Planning Commission and the Planning Department. Each section identifies the most significant issues and accomplishments addressed by the Planning Commission and the Planning Department for the 2004-05 fiscal year.

State law requires the City Council to approve the report and to transmit a copy to the Office of Planning Research and the Department of Housing and Community Development.

ALTERNATIVES:

Alternative No. 1: Approve the FY 2004-05 Annual Report for the Planning Department as recommended by the Planning Commission and direct Staff to transmit a copy to the Office of Planning Research and the Department of Housing and Community Development.

Alternative No. 2: Modify the 2003-04 Planning Department Annual Report as deemed appropriate.

Alternative No. 3: Continue the item for further consideration.

FINANCIAL ANALYSIS:

There will be no financial impact to the City as a result of the approval of the Annual Report.

LEGAL REVIEW:

City Attorney review is not required.

PUBLIC NOTIFICATION:

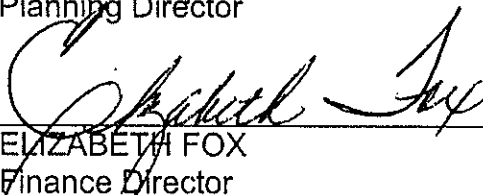
Public notification is not required to receive and file the Planning Department Annual Report.

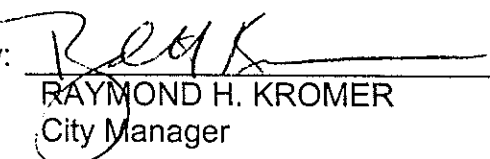
RECOMMENDATION:

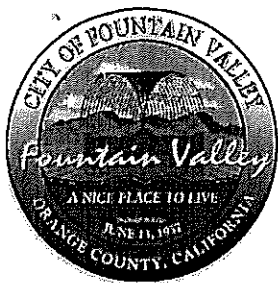
Staff recommends that the City Council approve the FY 2004-05 Annual Report for the Planning Department as recommended by the Planning Commission and direct Staff to transmit a copy of the report to the Office of Planning Research and the Department of Housing and Community Development.

Prepared By: 
STEVEN AYERS
Assistant Planner

Concurred By: 
ANDREW PEREA
Planning Director

Fiscal Review By: 
ELIZABETH FOX
Finance Director

Approved By: 
RAYMOND H. KROMER
City Manager



Request for Planning Commission Action

TO: Planning Commission

DATE: August 24, 2005

FROM: Assistant Planner

SUBJECT: ANNUAL PLANNING REPORT OF THE FOUNTAIN VALLEY PLANNING COMMISSION TO THE CITY COUNCIL FOR FY 2004-2005

California State Government Code Section 65400(b) provides that the Planning Commission shall provide an Annual Planning Report to the City Council regarding the status of the Comprehensive General Plan and progress in its implementation. The following information constitutes the mandatory Planning Commission Annual Report for FY 2004-2005 (July 1, 2004-June 30, 2005) and is organized into the following categories that reflect the planning activities during FY 2004-2005:

- General Plan
- Code Amendments and Policy Statements
- Environmental Documents
- Summary of Planning Activities
- Residential Development
- Commercial Development
- Industrial Development
- Housing Activities
- Code Enforcement


Each section identifies the most significant issues and accomplishments addressed by the Planning Commission in FY 2004-05.

Recommended Action:

Staff recommends that the Planning Commission approve the Annual Planning Report prepared by the Planning Department and forward to the City Council.



Steven Ayers
Assistant Planner

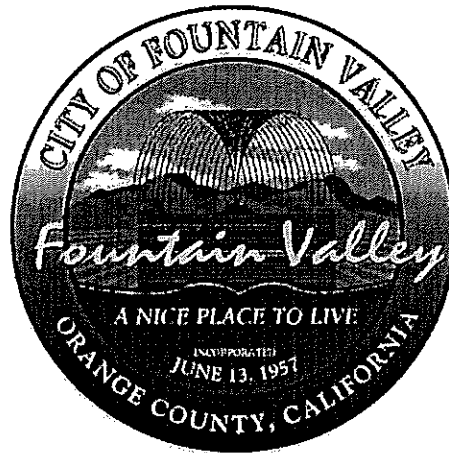


Andrew Perea
Planning Director

CITY OF FOUNTAIN VALLEY

ANNUAL PLANNING REPORT

FISCAL YEAR 2004-05



SUBMITTED TO THE
FOUNTAIN VALLEY CITY COUNCIL
BY THE
FOUNTAIN VALLEY PLANNING COMMISSION
August 2005

CITY OF FOUNTAIN VALLEY

CITY COUNCIL

Larry R. Crandall	Mayor
Cheryl Brothers	Mayor Pro Tem
Gus Ayer	Council Member
Guy Carrozzo	Council Member
John Collins	Council Member

PLANNING COMMISSION

Cal Winslow	Chair
Michele Jensen	Vice Chair
Margie Drilling	Commission Member
Kerry Frank	Commission Member
Brad Gaston	Commission Member
Ron Walker	Alternate

CITY STAFF

Raymond Kromer	City Manager
Alan Burns	City Attorney
Andrew Perea	Planning Director
Robert Franklin	Planner
Steven Ayers	Assistant Planner
Brent Hoff	Housing Coordinator
Daniel Baker	Housing Technician
Robert Tinoco	Code Enforcement Officer
Ashlyn Newman	Code Enforcement Officer
Maria Gallardo	Planning Secretary
Vacant	Office Specialist II
Dasha Samarin	Planning Intern

CITY COUNCIL MEETINGS

First and Third Tuesday of each month at 7:00 p.m.
Council Chambers - Fountain Valley Civic Center

REDEVELOPMENT AGENCY MEETINGS

First and Third Tuesday of each month
during a recess of a regularly scheduled City Council meeting at 7:00 p.m.
Council Chambers - Fountain Valley Civic Center

PLANNING COMMISSION MEETINGS

Second and Fourth Wednesday of each month at 7:00 p.m.
Council Chambers - Fountain Valley Civic Center

HOUSING ADVISORY BOARD MEETING

First Wednesday of each month at 7:00 p.m.
Council Chambers-Fountain Valley Civic Center

SIGN COMMITTEE MEETINGS

First and Third Wednesday of each month at 9:00 a.m.
Planning Department Conference Room - Fountain Valley Civic Center

ENVIRONMENTAL AND DEVELOPMENT REVIEW COMMITTEE MEETINGS

First and Third Thursday of each month at 2:00 p.m.
Planning Department Conference Room - Fountain Valley Civic Center

MINOR VARIANCE COMMITTEE MEETINGS

First and Third Wednesday of each month at 9:00 a.m.
Planning Department Conference Room - Fountain Valley Civic Center

Fountain Valley Civic Center
10200 Slater Avenue
Fountain Valley, California 92708
(714) 593-4425

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FOUNTAIN VALLEY TODAY

Area in square miles	9.9
Total miles of city street	135.0
Total miles of state highway.....	2.7
Total developed residential acreage	3040.4
Total developed commercial acreage	361.3
Total developed industrial acreage	450.0
Population.....	54,978*
Dwelling Units	18,232**
Single Family Housing Units	
Detached	12,386**
Attached.....	2,116**
Multi-Family Housing Units	3,314**
Mobile Homes.....	416**

*Source: U.S. Census Bureau, American Fact Finder Fountain Valley City, California – 2000.

**Source: City of Fountain Valley Housing Element Update, City of Fountain Valley – 2000.

SUMMARY OF LAND USE

<u>Land Use</u>	<u>Acreage</u>	<u>Percent of City</u>
Residential		
Single-Family	2,786.5	54.3
Multi-Family	253.9	5.0
Commercial	361.3	7.0
Industrial	450.0	8.8
Public Facilities	88.5	1.7
Schools	274.1	5.3
Hospitals	65.4	1.3
Parks	691.6	13.5
Open Space	110.7	2.2
Mobile Homes	<u>45.7</u>	<u>.9</u>
	5,127.7	100%

Single family residential combined with multi-family properties total 3040.4 acres or approximately 59.3% of the overall land use distribution in the City. Commercial and Industrial land uses represent 811.3 acres or 15.8 % of the total land use in the City. Public facilities and schools total 362.6 acres or 7 % of the overall land use in the City. Parks and Open Space land uses consist of approximately 802.3 acres or 15.7% of the total land use in the City. Parks and Open Space include the Southern California Edison Easements, parks, and the limited amount of vacant property in the City.

Source: City of Fountain Valley General Plan Update, Existing Conditions, 1995.

GENERAL PLAN

All cities and counties in California are required by law to adopt a General Plan. The General Plan identifies the long-range plan for the community and establishes the policies that guide the physical development of the community. The General Plan consists of seven mandatory "elements" that address specific issue areas. State Law does not dictate the content or format of the General Plan, but State Law does require that the document be internally consistent and consistent with the zoning map.

Fountain Valley's first General Plan was adopted in the early 1960's. The first General Plan served as an excellent "blueprint" for the City, guiding its development for almost three decades. However, changing local characteristics and recent state requirements regarding the content of a General Plan provided a basis for the General Plan update.

The Fountain Valley City Council adopted a Comprehensive General Plan Update on March 21, 1995. The Updated General Plan contains a comprehensive set of goals and policies which will guide the direction, type of growth, and the physical development within the City. The Plan reflects the uniqueness of Fountain Valley and has been written to recognize and reinforce the same characteristics which have shaped this City both physically and socially.

The Fountain Valley General Plan is a statement by local citizens and the City Council of what they feel is in the best interest of their community. It serves as a blueprint for the managed growth and change in the community for the next twenty years. The General Plan implements, in the form of text, maps and illustrations, the policies and programs necessary to create and maintain a functional, healthful and desirable environment in which to work and live.

The Housing Element is the only element that is mandated to be updated and certified every 5 years. The City of Fountain Valley General Plan Update was adopted in 1995. The last housing element update was completed December 2000.

The General Plan Update was prepared in accordance with California Government Code Section 65300, et. seq., and the California Environmental Quality Act and Guidelines (California Public Resources Code 21000, et. seq. and the California Code of Regulations 15000, et. seq.). For complete information refer to the City of Fountain Valley General Plan Update documents, which consist of the following three volumes: Volume I - Existing Conditions Synthesis Report; Volume II - Master Environmental Impact Report; and Volume III - General Plan (including Implementation Plan).

CODE AMENDMENTS, GENERAL PLAN AMENDMENTS, POLICY STATEMENTS, AND ZONE CHANGES

During FY 2004-2005, the City of Fountain Valley's Planning Commission reviewed and passed five (5) code amendments, two (2) General Plan Amendments, and one (1) zone change. Planning Commission did not review any policy statements during the fiscal year.

- On August 11, 2004, Planning Commission reviewed and passed Code Amendment No. 04-01 to re-establish the City-wide Floodplain regulations from the former Zoning Code. As a part of the Development Code Update in 2001, the floodplain regulations were replaced in the zoning code. The change to re-establish the City-wide floodplain regulations from the former Zoning Code was needed in order for residents paying flood insurance to keep receiving a discount on their premiums.
- On August 11, 2004, Planning Commission also reviewed and passed Code Amendment No. 04-02 to make the cities second dwelling unit code in single family residential zoning districts comply with AB 1866. AB 1866 amended State law to encourage the creation of second-units as an additional source of affordable housing. State law requires local governments with a secondary dwelling unit ordinance to consider second-unit applications as ministerial acts without discretionary review or a public hearing.
- On August 25, 2004, Planning Commission reviewed and passed Code Amendment No. 03-01, General Plan Amendment No. 03-01; and Zone Change No. 407, for the Warner/Newhope Specific Plan. The zoning designation changed from M-1 "Manufacturing" to SP "Specific Plan", and the General Plan designation changed from Commercial Manufacturing to Specific Plan. The new Specific Plan is composed of a 37 acre mixed-use area made up of residential uses, commercial uses, manufacturing uses, and the Los Caballeros Sports Club.
- On October 13, 2004, Planning Commission reviewed and passed Code Amendment No. 04-03 prohibiting human habitation in trailers except for in an approved trailer park or court. Code Amendment 04-03 adds language from the former zoning code into the new Development Code, which was adopted in 2001, regarding human habitation in residential trailers and extends the prohibitions to all types of residential trailers, vehicles, including boats, campers and motor homes.
- On October 27, 2004, Planning Commission reviewed and passed Code Amendment No. 04-04 and General Plan Amendment No. 04-01 to incorporate NPDES requirements into the General Plan and the Development Code to minimize impacts to the storm drains resulting from new construction and redevelopment.

SUMMARY OF PLANNING ACTIVITIES

Planning Commission	Reviewed	Approved	Denied	Withdrawn	Pending	Reviewed by City Council	
						Approved	Denied
Code Amendments	5	5	--	--	--	5	--
Conditional Use Permits	24	18	4	--	2	--	--
Development Reviews	17	14	2	--	1	--	--
Development Agreements	1	1	--	--	--	1	--
Environmental Impact Reports	--	--	--	--	--	--	--
General Plan Amendments	2	2	--	--	--	2	--
General Plan Conformance Finding	3	2	1	--	--	--	--
Negative Declarations	5	4	--	--	1	--	--
Planning Commission Interpretations	--	--	--	--	--	--	--
Precise Plan	15	12	1	--	2	--	--
Tentative Tract Maps	2	2	--	--	--	--	--
Specific Plans	1	1	--	--	--	1	--
Variances	3	2	--	--	1	--	--
Zone Changes	1	1	--	--	--	1	--

Area Variance Committee							
Area Variances	8	8	--	--	--	--	--

Sign Committee							
Sign Permits	23	22	1	--	--	--	--

Subdivision Committee							
Lot Line Adjustments	1	1	--	--	--	--	--
Tentative Parcel Maps	6	5	--	--	1	--	--

Planning Director							
Resolution Reviews	35	33	--	1	1	--	--

DEVELOPMENT SUMMARY

RESIDENTIAL DEVELOPMENT

Development in the residential areas of the city was active in FY 2004-2005. All approvals for development in residential areas occurred within the Warner/Newhope Specific Plan.

COMMERCIAL DEVELOPMENT

Development in the commercial areas of the city during FY 2004-2005 can be narrowed down to one project. Red Mountain Retail Group obtained approval from Planning Commission on April 27, 2005 to demolish a vacant K-Mart building and existing retail stores at 16111 Harbor Blvd. to construct a 127,000 sq. ft. Home Depot.

INDUSTRIAL DEVELOPMENT

Development in the industrial areas of the city was very active in FY 2004-2005. Fountain Valley Partners I, LLC obtained approval from Planning Commission on July 14, 2004 for the demolition of two buildings, remodeling of one building, and the construction of four new buildings to be used for restaurants, retail household goods, and furniture showrooms for the buildings located at 18080 Euclid Street, 18140 Euclid Street, 11100 Talbert Avenue, and 11140 Talbert Avenue. Bundy-Finkle Architects, on behalf of Sacher Family Trust, also obtained approval from Planning Commission on the same date for a revised site plan layout and to permit retail sales of household goods for the building located at 18060 Euclid Street. The completed project will be known as the Newhope Design Corridor and will incorporate restaurants and retail furniture sale uses. Venture Point, FV 1, LLC obtained approval from Planning Commission on May 25, 2005 to build two (2) commercial/manufacturing buildings to be located at 17235 Newhope Street.

SPECIFIC PLAN DEVELOPMENT

Warner/Newhope Specific Plan

On August 25, 2004, Los Caballeros Racquet & Sports Club obtained approval from Planning Commission for a mixed use Specific Plan that includes residential, commercial, and manufacturing uses. On the same date, Los Caballeros Sports Club obtained approval from Planning Commission for a 42 and a 47 unit residential condominium development at 17250 Newhope Street. Los Caballeros Sports Club also obtained approval from Planning Commission on October 13, 2004 for the construction of an 8,300 sq. ft. tennis court deck with 21 covered parking spaces and two (2) 377 sq. ft. offices at 17250 Newhope Street. On December 8, 2004, Los Caballeros Racquet & Sports Club obtained approval from Planning Commission for 29 self-storage units and five (5) club offices with an elevated tennis court on top to be located at 17272 Newhope Street.

Southpark Specific Plan

On April 13, 2005, JK Sakioka Company obtained approval from Planning Commission for the construction of five (5) new industrial and commercial/office buildings ranging in size from 12,238 sq. ft. to 77,095 sq. ft. to be located within the Southpark Specific Plan.

HOUSING ACTIVITIES

During FY 2004-2005, the Housing and Community Development (HCD) Division assisted fourteen (14) households through the Single Family and Mobile Home Improvement Programs. Additionally, the HCD Division provided grants to nine (9) Public Service Agencies which, in turn, assisted 1702 eligible persons. Because of the rising costs of homes in the City of Fountain Valley, the HCD Division did not provide assistance to any first-time homebuyers under the First-Time Homebuyer Program.

The HCD Division provides down payment assistance for first-time homebuyers through its First-Time Homebuyer Program. Eligible persons can receive up to \$40,000 in downpayment assistance in the form of a thirty-year loan with interest and payments deferred for the first ten years of the loan. The First Time Homebuyer Loan is secured by a second trust deed in conjunction with a first mortgage offered by a participating lender.

The HCD Division also provided Community Development Block Grant (CDBG) Program funds to the City's Code Enforcement Program through which code violations on over four hundred seventy two (472) properties located in the City's low-income areas were identified and abated. Administratively, the HCD Division prepared and submitted the City's FY 2003-2004 Consolidated Annual Performance and Evaluation Report (CAPER).

California's Housing Element law requires that each city develop local housing programs designed to meet its "fair share" of existing and future housing needs for all income groups. A local jurisdictions 'fair share' of regional housing need is the number of additional dwelling units that will need to be constructed during a given seven-year planning period. The 1998-2005 Regional Housing Needs Allocation (fair share housing needs) for the City of Fountain Valley is below.

REGIONAL HOUSING NEEDS ALLOCATION		
Income Level	RHNA	Approved Units
Very Low	53	53*
Low	37	23
Moderate	61	134
Above Moderate	154	67
Total	305	224

*City affordability requirement – 49% of a 156 unit senior apartment development to be provided for low and very low income households. State tax credit affordability requirements require 100% of units to be available to low and very low income households.

CODE ENFORCEMENT

Fountain Valley Code Enforcement Officers responded to 1,997 code violations for FY 2004-2005. The number of complied cases totaled 1,903 for a rate of 95.3%. This compliance percentage can be attributed to the dedication of the Code Enforcement staff and citizens to help keep Fountain Valley *"A Nice Place To Live."*

Attached is an activity report that summarized Code Enforcement activities for FY 2004-2005.

Code Enforcement Annual Report 2004-2005

For the period July 1, 2004 through June 30, 2005

RESIDENTIAL CASES

<u>NATURE OF COMPLAINT</u>	<u>TOTAL CASES</u>	<u>COMPLIED CASES</u>
FRONTYARD HARDSCAPE	11	10
ANIMAL KEEPING VIOLATION	5	5
BUILDING PERMIT REQUIRED	81	80
BUSINESS LICENSE REQUIRED	7	7
ENCROACHMENT	45	43
FAULTY WEATHER PROTECTION	5	2
GARAGE CONVERSION	15	13
GRAFFITI	5	5
IMPROPER OCCUPANCY	4	2
INOPERABLE VEHICLE	65	60
LAND USE	114	108
LANDSCAPE MAINTENANCE	64	62
LAWN PARKING	44	39
NOISE VIOLATION	5	5
NPDES	4	4
OUTDOOR STORAGE	2	2
OVERGROWN VEGETATION	68	62
PEELING PAINT	6	4
POOL VIOLATION	3	3
PROHIBITED SIGN	74	74
PROPERTY MAINTENANCE	16	15
PUBLIC NUISANCE	48	46
SEASONAL LIGHTING	7	5
SETBACK REQUIREMENT	3	2
SHOPPING CART	22	22
TRASH AND DEBRIS	148	144
TRASH CANS IN PV	529	513
VEGETATION OVERGROWTH	132	120
Total Residential Cases	1532	1457

Code Enforcement Annual Report 2004-2005
For the period July 1, 2004 through June 30, 2005
Page 2

COMMERCIAL CASES

<u>NATURE OF COMPLAINT</u>	<u>TOTAL CASES</u>	<u>COMPLIED CASES</u>
BANNER PERMIT REQUIRED	105	105
BUILDING PERMIT REQUIRED	10	9
BUSINESS LICENSE REQUIRED	3	3
CUP VIOLATION	4	4
ENCROACHMENT	1	1
GRAFFITI	2	2
LAND USE VIOLATION	24	24
NOISE VIOLATION	6	6
OUTDOOR EVENT W/O PERMIT	19	19
OUTDOOR STORAGE	6	5
OVERGROWN VEGETATION	38	35
PROPERTY MAINTENANCE	2	2
PUBLIC NUISANCE	7	7
SHOPPING CART	7	7
SIGN VIOLATION	108	104
TRASH AND DEBRIS	9	9
Total Commercial Cases	351	342

Code Enforcement Annual Report 2004-2005
For the period July 1, 2004 through June 30, 2005
Page 3

MANUFACTURING CASES

<u>NATURE OF COMPLAINT</u>	<u>TOTAL CASES</u>	<u>COMPLIED CASES</u>
BANNER PERMIT REQUIRED	28	27
BUILDING PERMIT REQUIRED	3	1
BUSINESS LICENSE REQUIRED	2	2
CUP VIOLATION	4	3
ENCROACHMENT	2	2
GRAFFITI	2	2
IMPROPER OCCUPANCY	1	0
OUTDOOR DISPLAY	13	13
OUTDOOR STORAGE	14	12
OVERGROWN VEGETATION	11	10
PROHIBITED SIGN	13	12
PUBLIC NUISANCE	1	1
SHOPPING CART	2	2
TRASH AND DEBRIS	3	2
TRASH CANS IN PV	1	1
UNPERMITTED SIGN	14	14
Total Manufacturing Cases	114	104

TOTALS AND OTHER DATA

TOTAL CASES HANDLED	1,997
TOTAL CAOMPLIED CASES	1,903
VOLUNTARY COMPLIANCE RATE	95.3%
TEMPORARY SIGNS/BANNER PERMITS ISSUED	175
PARKING LOT SALE PERMITS ISSUED	68
SEASONAL SALE PERMITS ISSUED	7
SPECIAL EVENT PERMITS ISSUED	11